



1560-1566 Lincoln Avenue, San Rafael, CA
For Sale: 4 Prime Units

- Great Condition
- Always Rented
- Separately Metered
- Central San Rafael

Offering Summary

Total Building Size:	3,450 +/- sf
Price:	\$950,000.00
Price per Unit:	\$237,500.00

Contact:

Gary Brown
(415) 446-4217
gbrownhl@aol.com
Lic# 00174199



HL Commercial Real Estate
4304 Redwood Highway, Suite 200
San Rafael, CA 94903-2103
www.hlcre.com

For Sale: 4 Prime Units

1560-1566 Lincoln Avenue, San Rafael, CA 94901

Property Description:

Three 1 bedroom/1 bath units downstairs and one 2 bedroom/2 bath upstairs. Upstairs unit boasts a fireplace, central air-conditioning and a private deck. Perfect opportunity for owner occupied with rental income.

APN:	11-074-01
Total Building Size:	3,450 +/- sq. ft.
Total Land Size:	4,085 +/- sq. ft.
Zoning:	HRI (High-Density Residential-Multi-family)
Parking:	3 on-site plus street parking
Year Built:	1955 +/-
Flood Designation	X500 (Low Flood Risk)
Terms:	All Cash to Seller

Location Description:

Located on the corner of Brookdale Avenue and Lincoln. Central San Rafael.

PLEASE DO NOT DISTURB TENANTS.

Contact:

Gary Brown
(415) 446-4217
gbrownhl@aol.com
Lic# 00174199



HL Commercial Real Estate
4304 Redwood Highway, Suite 200
San Rafael, CA 94903-2103
www.hlcre.com

For Sale: 4 Prime Units

1560-1566 Lincoln Avenue, San Rafael, CA 94901

Income Information:

Gross Scheduled Income:	\$50,700
Less Vacancy Rate (3%):	<u>-1,520</u>
Gross Operating Income:	\$49,180

Estimated Operating Expenses:	
Real Property Taxes:	\$12,965 (new)
Fire/Hazard Insurance:	1,600
Trash Removal:	1,100
Repairs and Maintenance:	1,000
PG&E Meter Lease:	<u>80</u>
Less total Expenses	<u>16,745</u>
Estimated Net Operating Income:	\$32,435

Rent Roll:

Space	Unit	Monthly Rent	Lease Expires
1	1 bdrm, 1 bath	\$ 925	Month to month
2	1 bdrm, 1 bath	\$ 875	Month to month
3	1 bdrm, 1 bath	\$ 875	Month to month
4	2 bdrm, 2 bath	\$ 1,500	Month to month

\$4,225 monthly income x 12 = \$50,700

Contact:

Gary Brown
(415) 446-4217
gbrownhl@aol.com
Lic# 00174199



HL Commercial Real Estate
4304 Redwood Highway, Suite 200
San Rafael, CA 94903-2103
www.hlcre.com

